



## PROPERTY FEATURES:

- 4,000 SF RETAIL SPACE & PAD SITE FOR LEASE
- 2,740 2ND GEN RESTAURANT SPACE FOR LEASE
- Located at the intersection of Minnieville Rd and Smoketown Rd, two major commuter and transportation corridors with combined traffic counts of over 52,000 VPD
- Easy access to I-95
- Center is the retail node of Potomac Mills Mall which encompasses over 200 stores
- Shadow anchored by:



**KOHL'S**  
expect great things

	Population	Avg HH Income	Daytime Population
1 Mile	8,877	\$98,022	12,380
3 Miles	140,547	\$101,812	46,127
5 Miles	238,549	\$116,159	61,327





UNIT	SQ FT	TENANT
13560	6,300	Hallmark
<b>13580</b>	<b>2,700</b>	<b>AVAILABLE (Five Guys)</b>
13600	4,500	Cici's Pizza
13630	5,000	TD Bank
13870	6,242	Carrabba's
13813	56,301	Global Food
<b>13817</b>	<b>4,000</b>	<b>AVAILABLE (divisible)</b>
13825	3,200	Shine Nails Supply
13849	4,000	Armed Services
14000	6,722	Fuddrucker's
<b>PAD</b>	<b>+/-8,000</b>	<b>AVAILABLE</b>

